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Document 2026 2930 Type 06 006 Pages 4

Date 10/05/2026 Time 12:07:57PM

Rec Amt \$22.00

**Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA**

Prepared by & Return to: ^(X)Jane E. Hanson, Hanson Law Office, PLLC, 401 E. Main Street,
Manchester, IA 52057 (563) 927-5920

OPTION TO PURCHASE AGREEMENT

This Option to Purchase is entered into this 1st day of October, 2026 by and between Jordan K. Hunt and Amanda Hunt, a married couple, (herein after "Optionors"), and Keith A. Hunt and Deborah M. Hunt, a married couple, (hereinafter "Optionees").

WITNESSETH

WHEREAS, Optionors are the owners of property described as follows:

Parcel D, Part Of The NE 1/4, Sec. 31, & Part Of The NW 1/4, Sec. 32, All In
T89N, R3W Of The Fifth P.M., Delaware County, Iowa, according to plat
recorded in Book 2001, Page 4336 (hereinafter the "Real Estate")

WHEREAS, Optionees have expressed an interest in and desire to purchase said property, subject to certain terms and conditions, and Optionors are willing to sell said premises upon certain terms and conditions.

WHEREAS, to accommodate the mutual interests of the parties, it has been agreed that Optionors shall grant to Optionees the exclusive Option to Purchase the Real Estate described above.

NOW THEREFORE, as consideration for the granting of this option, the Optionees and the Optionors acknowledge and agree that Optionees previously sold the Real Estate to Optionors at a purchase price that was less than the price that would otherwise have been required or agreed upon by the parties, and that such reduction or discount in the purchase price was specifically negotiated and agreed upon in consideration, in part, for Optionor's agreement to grant Optionees the option contained herein. The parties expressly acknowledge that such discounted sale price constitutes valuable, adequate and bargained-for consideration for the option granted under this Agreement. Optionors hereby grant and extend to Optionees the exclusive Option to Purchase said premises upon the following terms and conditions.

1. This Option to Purchase shall expire at 11:59 p.m. Central Time on October 1, 2036
2. The purchase price for the Real Estate shall be Thirteen Thousand Eight Hundred Thirty Dollars (\$13,830.00) per acre, which amount shall constitute the maximum purchase price per acre payable by Optionee under this Option. Based upon 117.44 acres, the maximum total purchase price shall be One Million Six Hundred Twenty-Four Thousand Two Hundred Twenty-Two Dollars (\$1,624,222.00). Notwithstanding the foregoing, if, as of the date Optionee gives written notice of exercise of this Option, the value of the Real Estate as determined pursuant to the CSR2 methodology set forth below is less than \$13,830.00 per acre, the purchase price shall automatically be reduced to such lesser amount. In no event shall the purchase price exceed \$13,830.00 per acre.

For purposes of determining the purchase price, the value of the Real Estate shall be determined using the Corn Suitability Rating 2 (CSR2) of the Real Estate and the applicable value per CSR2 point published by Iowa State University Extension and Outreach for the year in which Optionee exercises the Option. The CSR2 value applicable to the Real Estate shall be determined by multiplying the CSR2 value per acre attributable to the Real Estate by the applicable acreage of the Real Estate. The resulting amount shall constitute the adjusted purchase price per acre for purposes of this Option, provided that such adjusted purchase price shall not exceed \$13,830.00 per acre.

If the CSR2-based value is less than \$13,830.00 per acre, the CSR2-based value shall automatically become the purchase price per acre without further agreement or action by the parties. If the CSR2-based value is equal to or greater than \$13,830.00 per acre, the purchase price shall remain \$13,830.00 per acre.

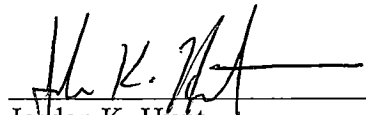
For purposes of this paragraph, the CSR2 rating and applicable acreage shall be determined based upon the most current publicly available CSR2 information maintained by the Iowa State University Extension and Outreach or other governmental or public agricultural data source customarily used for determining CSR2 values for Iowa agricultural real estate as of the date of Optionee's exercise of the Option.

3. If Optionees exercise said Option to Purchase, it shall do so by giving written notice of the exercise of said Option to Optionors at the address set forth below by certified mail or via electronic mail with confirmation from Optionors of receipt. Notice shall be deemed given when postmarked by U.S. Postal Service or a return email from Optionors confirming receipt.
4. This Option is personal to Optionees and may not be assigned or transferred without the prior written consent of Optionors, except that Optionee may assign this Option to (a) a revocable trust of which Optionee is a grantor and current beneficiary, or (b) a business entity in which Optionee owns, directly or indirectly, a majority ownership interest. Any permitted assignee shall assume in writing all obligations of Optionee under this Agreement. No assignment shall release Optionee from its obligations hereunder unless expressly agreed to in writing by Optionors.

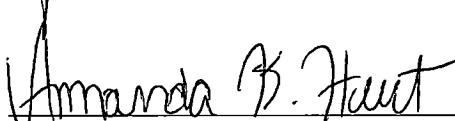
5. Upon receiving notice of the exercise of the Option by the Optionees, Optionors shall promptly obtain an abstract of title to the Real Estate continued through the date of the exercising of this option and deliver it to the Optionees for examination. It shall show merchantable title in Optionors in conformity with this agreement and Iowa Law and Title Standards of the Iowa State Bar Association. The abstract shall become the property of the Optionees when the purchase price is paid in full. Any legal costs associated with clearing title are the responsibility of Optionors.
6. Optionors shall pay costs of transfer revenue stamps and recording fees for any mortgage releases, affidavits, or other documents necessary to perfect the title.
7. Optionors shall pay real estate taxes pro-rated to the date of possession.
8. The total purchase price shall be paid within sixty (60) days of Optionees or their authorized assignees receiving a title opinion indicating merchantable title is vested in Optionors.
9. Upon payment of the purchases price, Optionors shall convey the Real Estate to Optionees by Warranty Deed, free and clear of all liens, restrictions, and encumbrances. Any general warranties of title shall extend only to the time of acceptance of this offer, with special warranties as to acts of Optionors continuing up to time of delivery of the deed.
10. This Option shall be binding upon and enforceable against Optionors and their respective heirs, devisees, personal representatives, successors and assigns, and shall survive the death of any Optionor.
11. Words and phrases shall be construed as in the singular or plural number, as masculine, feminine or neuter gender, according to the context.
12. Any notice requested to be given under the agreement shall be sent to the parties at the following address unless a party gives written notice to the other party of a change of address.

Executed the date and year first above written.

Optionors:



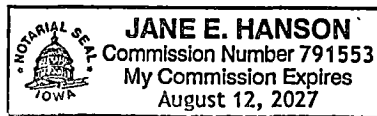
Jordan K. Hunt



Amanda Hunt

STATE OF IOWA, COUNTY OF DELAWARE)ss:

This record was acknowledged before me on October 1st, 2026, by Jordan K. Hunt and Amanda Hunt, husband and wife.



Jane E. Hanson
Notary Public

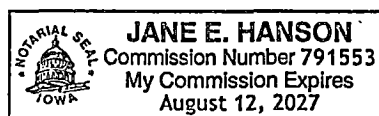
Optionees:

Keith A. Hunt
Keith A. Hunt

Deborah M. Hunt
Deborah M. Hunt

STATE OF IOWA, COUNTY OF DELAWARE)ss:

This record was acknowledged before me on October 1, 2026, by Keith A. Hunt and Deborah M. Hunt, husband and wife.



Jane E. Hanson
Notary Public